LANDMARK DESIGNATION REPORT

McCormick Double House

660 N. Rush Street

Preliminary Landmark recommendation approved by the Commission on Chicago Landmarks, September 2, 2004

CITY OF CHICAGO
Richard M. Daley, Mayor

Department of Planning and Development
Denise M. Casalino, P.E., Commissioner

The Commission on Chicago Landmarks, whose nine members are appointed by the Mayor, was established in 1968 by city ordinance. The Commission is responsible for recommending to the City Council which individual buildings, sites, objects, or districts should be designated as Chicago Landmarks, which protects them by law.

The landmark designation process begins with a staff study and a preliminary summary of information related to the potential designation criteria. The next step is a preliminary vote by the landmarks commission as to whether the proposed landmark is worthy of consideration. This vote not only initiates the formal designation process, but it places the review of city permits for the property under the jurisdiction of the Commission until a final landmark recommendation is acted on by the City Council.

This Landmark Designation Report is subject to possible revision and amendment during the designation process. Only language contained within the designation ordinance adopted by the City Council should be regarded as final.

McCormick Double House

660 North Rush Street

Date: **1875**
Architects: **Frederick and Edward Baumann**

Chicago's early history is indelibly entwined with the first generation of great industrialists; families such as Ryerson, Swift, Palmer, Armor and McCormick live on throughout our city, their names chiseled in stone over doorways, endowing great cultural institutions, hospitals, universities and seminaries.

For Cyrus McCormick and his younger brother Leander James, the city would provide the backdrop for the creation of a vast industrial empire, passed down from father to son, which flourished here until the 1950s. By the time Leander James McCormick and his son Robert Hall built their double house in 1875, at 660 North Rush Street, the family's great invention, the McCormick Reaper, had revolutionized the harvesting of wheat and grains worldwide, and made the Midwest and prairie states into the nation's breadbasket. The McCormick Double House is the lone intact survivor of a group of houses built by two generations of the McCormick family in an area known popularly as "McCormickville" on the Near North Side.

Built just after the passage of an 1874 city ordinance requiring brick construction throughout Chicago, the McCormick Double House is among the city's best and oldest surviving examples of an Italianate-style home. This double house possesses excellent detailing and craftsmanship with its incised pedimented window heads with brackets and an intact pressed tin cornice with paired brackets.

The McCormick Double House is also a rare surviving work of Frederick and Edward Baumann, one of Chicago's early architectural practices. Although the Baumanns designed many of Chicago's prominent commercial structures in the Loop, all but one, the Washington Block (a Chicago Landmark), have been demolished.

Building Construction and Description

The McCormick Double House was built in 1875 as two attached row houses with a single entrance. For almost fifty years, two generations of the McCormick family, Leander James McCormick and his son, Robert Hall McCormick, called this house at 660 North Rush Street home. Mrs. Leander McCormick died here in 1899 and her husband a year later. The house was then converted into a single-family dwelling where the Robert Hall McCormick family resided until the death of Mr. McCormick in 1917 and his wife Susan in 1922.

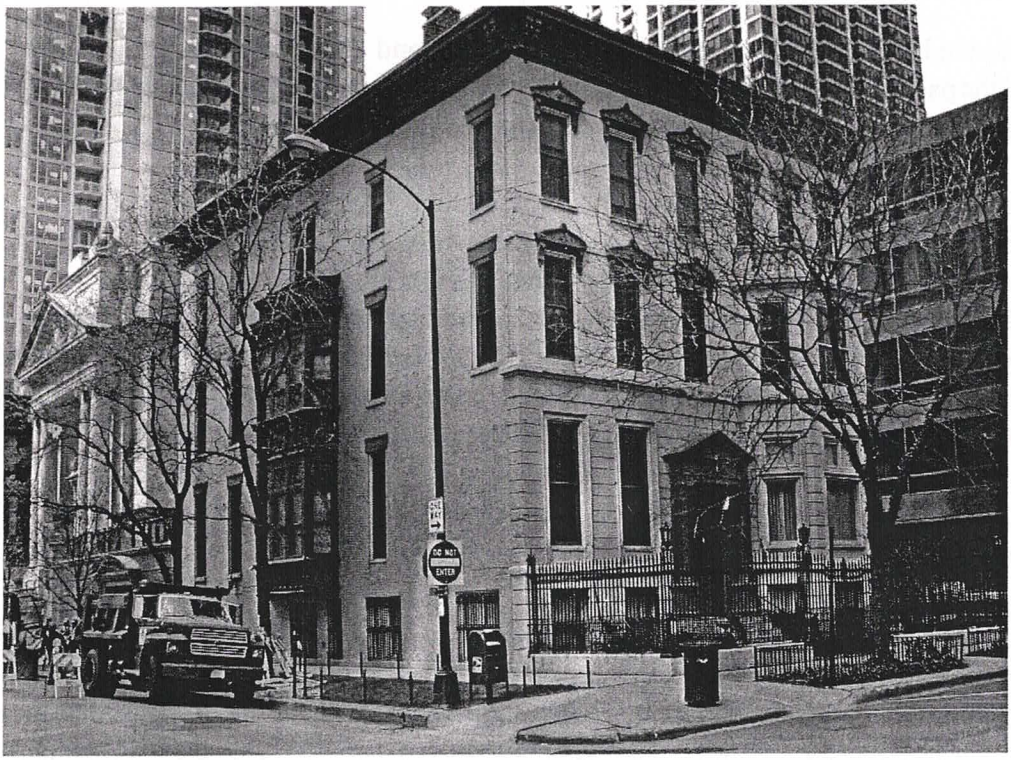
The property was purchased by the Surgical Publishing Company in August, 1922. The publishing company retained ownership until 1965, when it was sold to Jed Products, and leased to William Contos who ran the successful Chez Paul restaurant on the site. On February 14, 1968, a disastrous fire occurred at the Chez Paul restaurant, which destroyed much of the first and second floor. Mr. Contos paid for restoration of the exotic woods, marbles and interior features of the building. The property was sold to its current owners in January, 1999, and today the building is used as offices.

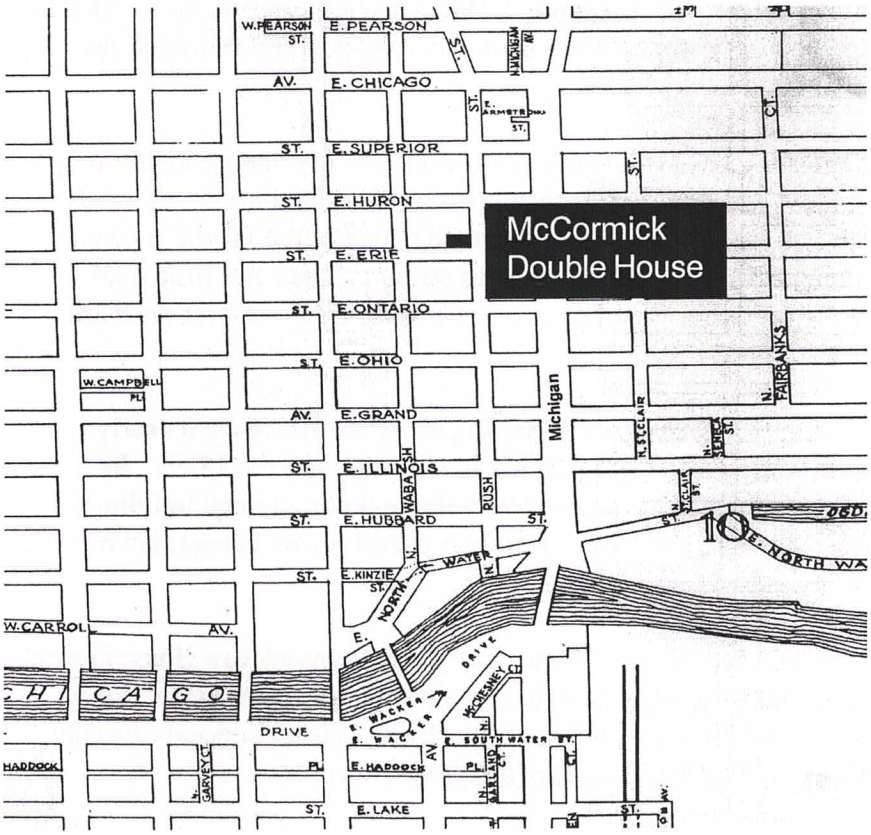
Although the McCormick Double House has been a single residence for more than one hundred years, it began its existence as a double house that cost $30,000 to build. The raised basement and first floor of the Rush Street elevation is clad with smooth-faced sandstone (now painted), laid up in an ashlar pattern with deep set mortar joints, creating a horizontal base for the structure. A plain entablature separates the base from the smooth-faced sandstone coursed ashlar wall above. Aluminum has replaced most of the wood sash windows in the tall, one-over-one double-hung windows throughout the building. On the first floor, the windows have fine molded frames of stone with a paneled apron below. The original door and transom in the pedimented entry have been replaced. Finally a six-foot high iron fence marks the boundaries of the property on this elevation.

The Rush Street façade has a prominent two story, three-sided stone bay. Balusters appear at the bay roofline. Most of the windows in this bay retain their original wood sash. First floor windows have single lights with transoms above, while the second floor has one-over-one wood sash in the central window and replacement aluminum sash on the sides.

The most distinctive elements of this façade are the triangular pedimented window heads supported by molded brackets on the second and third floors. These stone window heads are deeply incised with an anthemion at the apex of the pediment. A string course links both the window heads and plain sills on this façade. Capping the building is an intact pressed-metal cornice, with a full entablature and paired, console shaped pressed-metal brackets and panels.

The elaborate cornice continues on the Erie Street elevation. Both sides and rear elevations are made of brick, and the windows have plain stone lintels and sills. The Erie Street elevation has a two story, slightly projecting rectangular metal-faced bay with complete entablature. Distinguishing features of the bay include one-over-one wooden sash with leaded lights and transoms, and paneling above and below the windows.





Top: The McCormick Double House is the last known intact house built and lived in by the McCormick family in the part of Chicago's Near North Side long popularly known as "McCormickville" (centered on Rush Street between Ontario and Chicago avenues). Bottom: It is located at 660 N. Rush St. on the northwest corner of Rush and Erie.

The rear façade has a three-sided bay window on the second and third story of the North building of the pair. A one-story brick coach house, which is not identified as a significant feature of the property, is situated behind the McCormick Double House.

North Rush is now a heavily trafficked commercial street. The McCormick Double House is one of the few remaining small residential-scaled buildings in a neighborhood that consists of multi-storied residential and commercial office buildings built since the 1950's. The overall simplicity of the house creates a stately residence enhanced by its central portico. Despite the fact that the building was built as separate houses for two generations of the McCormick family, the Episcopal Church of St. James owned the remaining portion of the Rush Street frontage, and it was never intended that the houses would be part of a longer row.

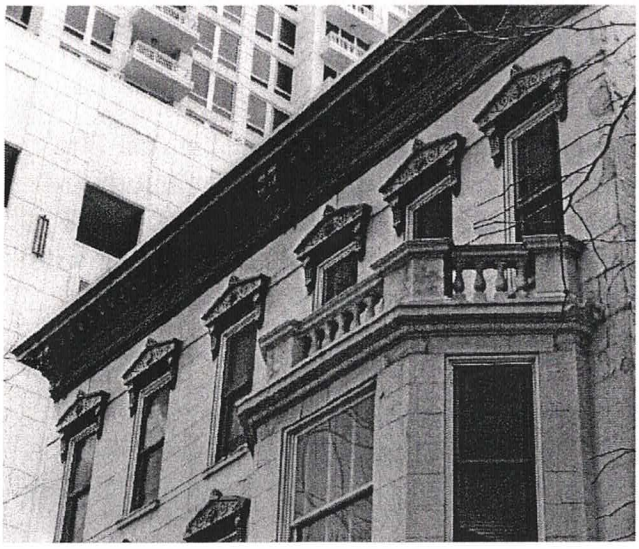
The Italianate Style

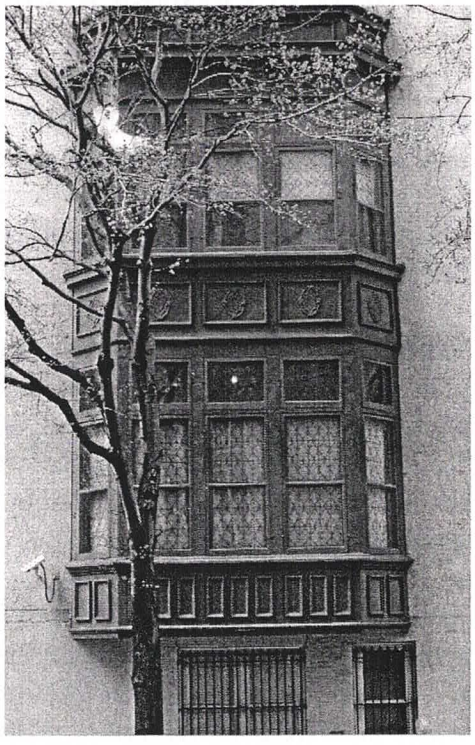
The McCormick Double House is an important Italianate-style house in Chicago. The Italianate style was based on the picturesque architecture of the Italian villa. The early 19th century American architect Alexander Jackson Downing helped popularize this style during the 1840s and 1850s with the publication of influential pattern books that included Italianate style country and suburban houses. Its original use in Chicago was for large, freestanding mansions, such as the Charles Hull House on South Halsted Street, built in 1856 and best known for its later association with Jane Addams.

The style's prominent features included broadly projecting roof overhangs, elaborately carved brackets, and window and door openings topped with ornate lintels and hoods. Tall, thin first floor windows are common. The formal balance of the façade is often accented by pronounced moldings and details, such as string courses and rusticated quoins. A central entranceway, either with a frontispiece or an enriched over door are common in Italianate row houses.

Its easy adaptability in terms of materials and detailing made the Italianate a nearly national style by the Civil War. It remained popular in Chicago into the 1880s. Its features can be found on hundreds of the city's residential and commercial buildings. However relatively few examples of this style, as it was used for row houses, have survived.

Other significant groups of Italianate style row houses include the Fremont Row House District (designated a Chicago Landmark District in 2004) in Lincoln Park, the Burling Row House District (designated in 2000), and brick and stone row houses along Dearborn and Chestnut Streets in the Washington Square District Extension (designated in 2002).





The McCormick Double House is a handsome Italianate-style mansion with finely-detailed stone and pressed-metal ornament.

Architects Frederick and Edward Baumann

The architectural partnership of cousins Frederick (1826-1921) and Edward (1828-1889) Baumann, one of the pioneering architectural firms in Chicago, designed the McCormick Double House. Following a technical education in Berlin, Frederick Baumann immigrated to Chicago in 1851. Except for the years between 1858 and 1868 when he worked as a contractor and then as a carpenter and architect, he practiced architecture in Chicago for over half a century in partnership with several firms.

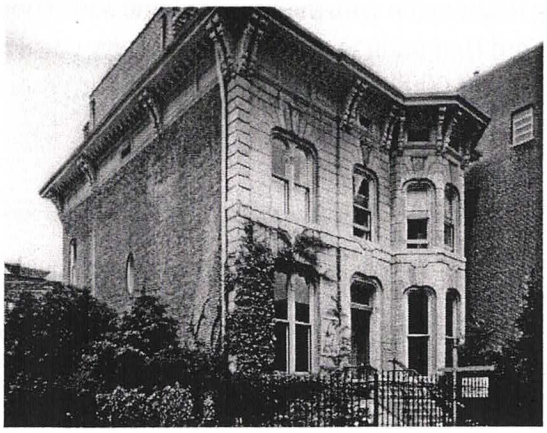
From 1868 to 1879, the Baumann cousins worked together and flourished in post-Fire Chicago. After the partnership ended, Frederick Baumann was associated with Edward Burling and finally with J. K. Cady in the 1890's, building the Bordeaux and Kimball Hotels in 1891, and the Imperial Hotel in 1893. Edward Baumann went on to work with Harris Huehl, and built the Chamber of Commerce Building in 1890. All of these buildings have been demolished.

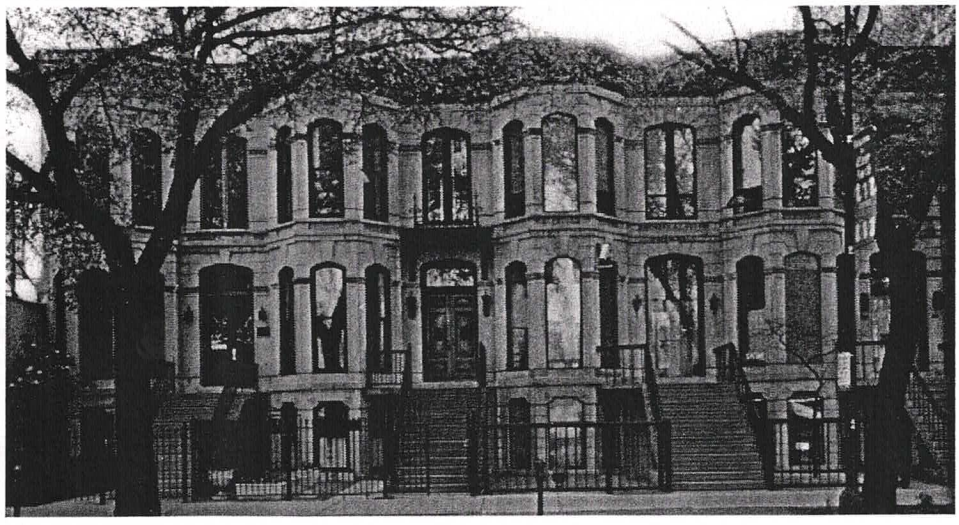
According to architectural historian Paul Sprague, Frederick Baumann is remembered primarily for his improvements in the technology of erecting buildings on isolated piers, which made possible the construction of tall buildings on the compressed soil of Chicago where piles were not feasible or desired.

Baumann set out his ideas in a thirty-page publication, *The Art of Preparing Foundations for All Kinds of Buildings,* in 1873. According to Baumann's theory, each footing was to be sized according to the weight it would carry. Therefore, settlement everywhere in a tall building would be nearly equal. This publication, so admired by Louis Sullivan, became the technical basis for the development of the skeleton frame construction of the 1880s. Baumann's methodology would eventually be superseded by caisson foundations, which were first used in Chicago in 1893.

The Baumann partnership received a large share of the work rebuilding the business district after the Chicago Fire of 1871. The partnership is responsible for many famous, but long demolished, buildings in the Loop. Their work included such structures as the Shepherd Block (1869), the Culver, Page and Hoyne Warehouse (1870), the Central Union Block (1871) and the Metropolitan Block (1872). The Washington Block is the sole survivor of the partnership's major structures in the Loop. The Washington Block at 40 West Wells was built in 1873-74 and designated a Chicago Landmark in 1997.

Another important commission the Baumann's received was from the McCormick brothers to build an enormous brick factory building to replace the Reaper Works that had been destroyed in the 1871 Fire. The new McCormick Company reaper factory was built on a 24-acre site on the South Branch of the Chicago River at Blue Island and Western Avenues. These buildings were demolished in the 1950s.





Used for the McCormick Double House, the Italianate was one of Chicago's most significant architectural styles in the late nineteenth century. Other significant examples of Italianate-style residential architecture in Chicago include (top) the Waller House at 1024 N. Dearborn St. and (middle) the row houses at 802-808 N. Dearborn St., both within the Washington Square District Extension; plus (above) brick row houses in the Fremont Row House District.

This contract and on-going relationship with the firm explains why Robert Hall McCormick choose Frederick and Edward Baumann to design "two houses, corner of Rush and Erie, three stories and basement to cost $30,000" that were completed four years after the fire in 1875.

The McCormick Double House and "McCormickville"

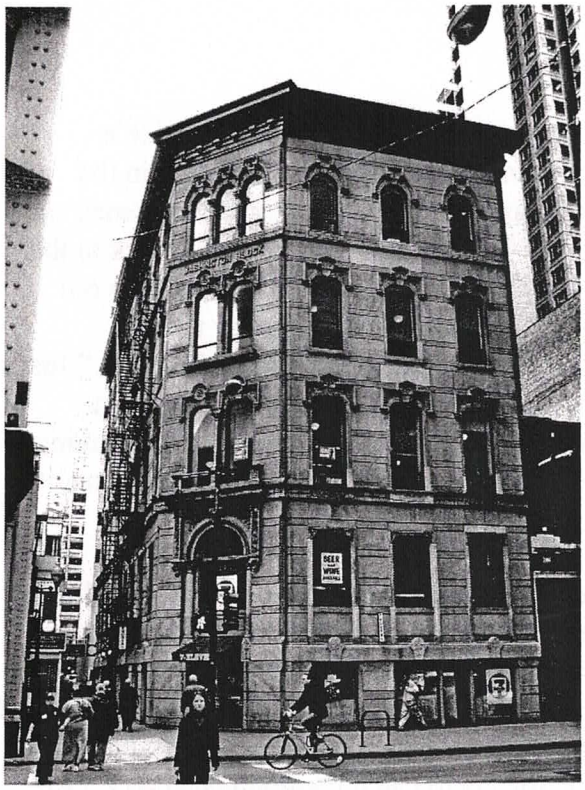
The McCormick Double House is the last remnant of "McCormickville," a portion of the Near North Side neighborhood so-called because several McCormick brothers and cousins built homes in this fashionable neighborhood beginning in the 1860s. The family located their homes within five blocks north of the McCormick Reaper Works, then located at the foot of Rush Street on the North side of the Chicago River, just opposite the Illinois Central grain elevators.

Leander James McCormick (1819-1900), Vice President of the company and younger brother of Cyrus McCormick (1809-1884), the inventor of the reaper, was the first of the family to build in the neighborhood at Ohio and Rush. Later Leander's son Robert Hall McCormick (1847-1917), known as R. Hall McCormick, would build 660 North Rush Street. Finally, Cyrus Hall McCormick himself and his son Cyrus Jr. would add additional homes to this enclave. The construction of so many houses for members of one family, especially one as prominent as the McCormicks, soon led Chicagoans to associate the neighborhood with the family.

McCormickville was centered on Rush and Erie Streets. The 1893 Rand McNally birds' eye view of the area notes the following McCormick families in the area:

124 Rush—R. Hall McCormick, capitalist;
135 Rush—Mrs. Nettie McCormick, widow of C. H. McCormick and her son Stanley McCormick, comptroller of the International Harvesting Machine Company;
157 Rush—W. G. McCormick of Schwartz, Dupee and McCormick, Board of Trade and commission merchants and
321 Huron—Cyrus H. McCormick, President of McCormick Harvesting Machine Company.

All of the McCormicks built stylish homes constructed of fashionable materials, but none would outshine the palatial Second Empire brownstone mansion built for Cyrus McCormick, the family patriarch, on a whole block fronting on 637 Rush Street. This grand $175,000 home built by Chicago architects Cudell and Bluementhal was demolished in 1955 for the Metropolitan Water Reclamation Building. Other family dwellings such as Cyrus McCormick Junior's home on Huron would survive as the headquarters of the American Library Association, but the site would be redeveloped in the 1950s. Leander Hamilton McCormick, a younger brother of Cyrus McCormick Jr., built a home at the corner of Rush and Ohio, which has been subsumed into Lawry's Steakhouse. The McCormick Double House, then, is the last intact reminder of the McCormickville enclave.



THE ART OF PREPARING

FOUNDATIONS

FOR ALL KINDS OF BUILDINGS,

WITH PARTICULAR ILLUSTRATION OF THE

"METHOD OF ISOLATED PIERS,"

AS FOLLOWED IN CHICAGO.

BY

FREDERICK BAUMANN,

Architect.

WITH NINETEEN WOODCUTS.

CHICAGO:
J. M. WING & CO., PUBLISHERS.
1873.

Architects Frederick and Edward Baumann, the designers of the McCormick Double House, were significant architects in Chicago in the 1870s through 90s. Top left: Their Washington Block, built in 1873-74 and located at 40 W. Wells Street, is one of the best surviving post-Fire buildings remaining in Chicago's Loop. It was designated a Chicago Landmark in 1997.

Top right: Frederick Baumann also is noteworthy for his innovative work in building foundations, documented in his book, *Art of Preparing Foundations*.

Bottom: The distinctive atrium of the Chamber of Commerce Building, built on the southeast corner of Washington and LaSalle streets (demolished). It was designed by Edward Baumann and a later partner, Harris Huehl, in 1890.

The McCormick Family and the McCormick Reaper Works

As the inventor and great promoter of the mechanical reaper, Cyrus McCormick's company became the nucleus of the agricultural implements industry, starting in the middle years of the 19th century in this city. Chicago's strategic location at the center of the navigable network of lakes and rivers is what first brought Cyrus McCormick to the city in 1847 to open his McCormick Reaper Works. Chicago was barely ten years old with 17,000 inhabitants, when he arrived, but it was a propitious time for the city. Chicago had no railroad or a canal yet and "a river than ran in the wrong direction." Just a year later "the city acquired its first canal, railroad, telegraph, stockyards and grain elevator and its Board of Trade." McCormick took advantage of Chicago's burgeoning transportation hub to create and grow his company that would change the harvesting of wheat forever.

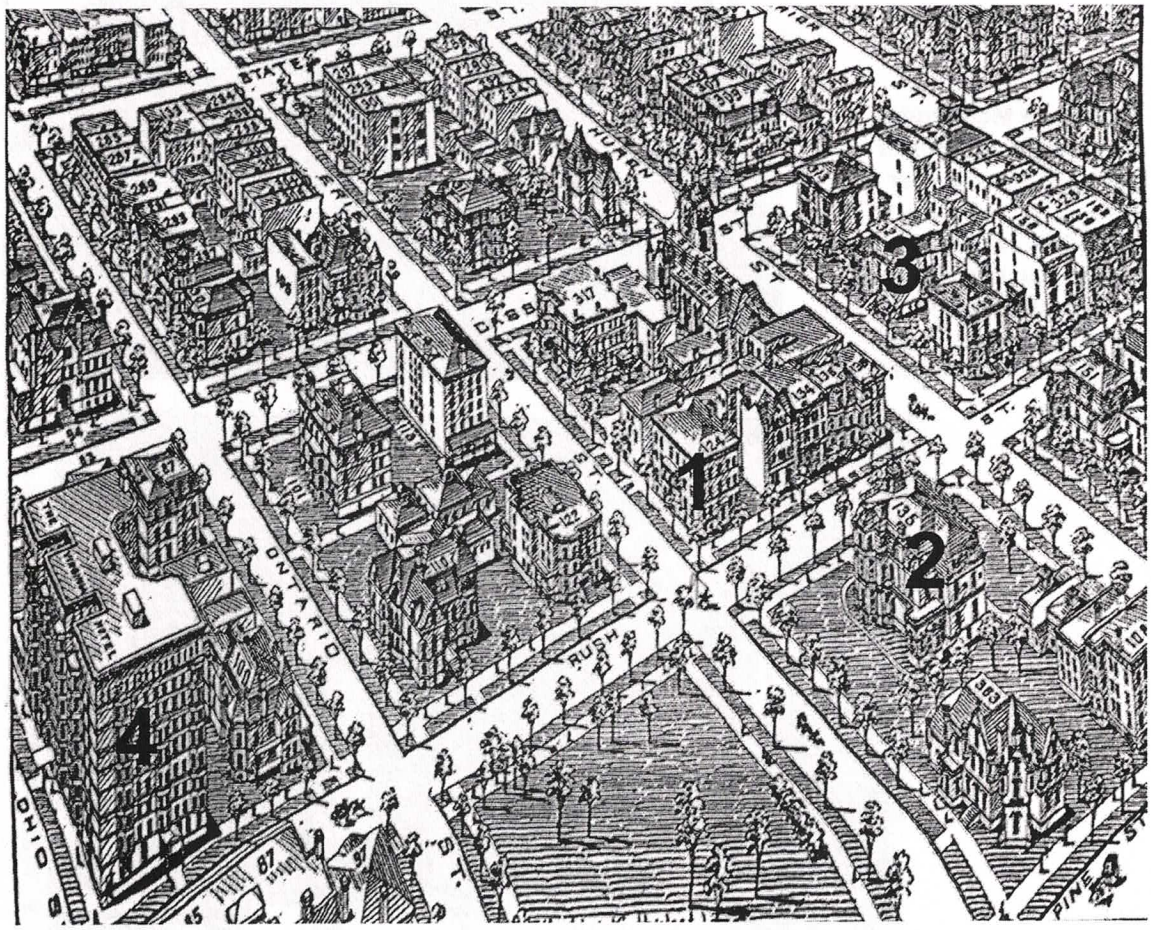
Until the perfection of the McCormick reaper in the 1850's, harvesting wheat or other grains for bread had been done by hand using a reaping hook or sickle, which is a sharpened, curved implement with a handle. This implement had changed little since the middle ages. Scythes, a larger farm implement where both hands could be used instead of one, were used for cutting grasses or other grains. Additional improvements to the scythe included a lighter blade, a longer handle, and "fingers to catch the grain and carry it to end of the stroke so that the cut swath was neatly laid to the sun for drying." This new feature was called a cradle scythe, and a man could cut about two acres a day and another man would rake and bind it into sheaves. The cradle scythe enabled two men to do the work of six or seven with scythes alone.

Cyrus McCormick's father Robert Hall McCormick (1780-1846) began experimenting in the early years of the 1800's trying to perfect a horse-drawn harvesting machine that would replace the laborious hand harvesting of grains. Many attempts were made over more than a decade, and it was said that he abandoned work on this invention in 1831.

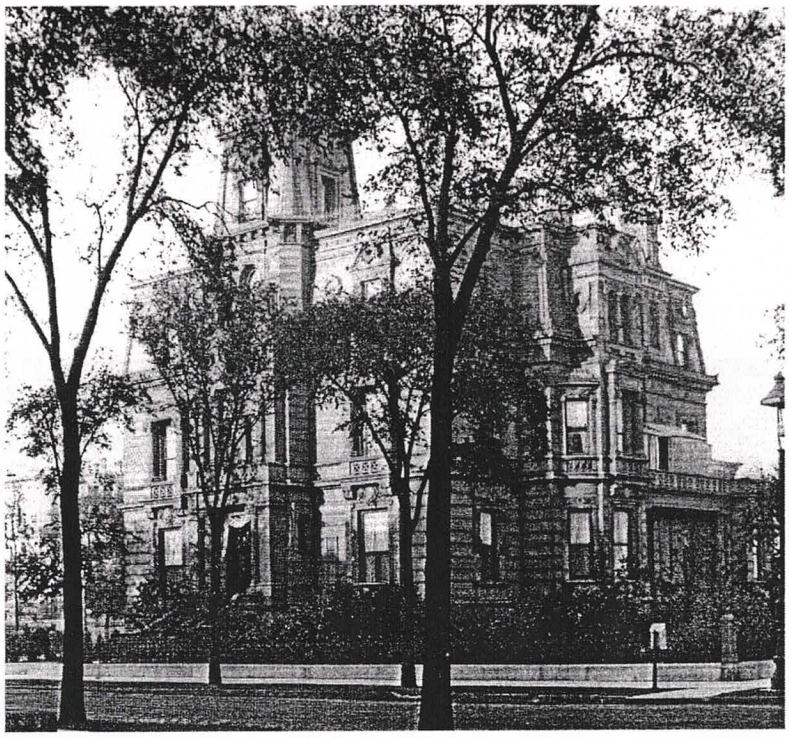
Within six months of the end of his father's experiments, however, Cyrus made a public demonstration of a viable machine. He hitched "four horses to his machine, which had been built in an old blacksmith's shop on the farm, and drove into a field of late oats belonging to John Steele. To the surprise of everyone, it actually cut the grain and in less than half a day, had reaped six acres of oats, as much as six men would have done by the old fashioned method."

The "Virginia Reaper" was patented in 1833, and additional improvements including a seat for the raker patented by Leander McCormick, made this the preeminent agricultural implement for grain farmers during the second half of the 19th century. By 1895 McCormick was selling more than one third of all the grain and grass harvesting machines in the world.

The first McCormick reaper factory or "Works" were built in Chicago in 1847, at the foot of Rush Street on the North side of the Chicago River opposite the Illinois Central grain



The McCormick family was closely associated with the part of the Near North Side centered on Rush Street between Ontario and Chicago. The family's several mansions there led to the common appelation of "McCormickville" to be applied to the area. Top: The Rand McNally Birds Eye View of "McCormickville" in 1893, showing the McCormick Double House (# 1), the Cyrus McCormick House (# 2), and the Cyrus McCormick Jr. House (# 3). Leander McCormick, who initially shared the McCormick Double House with his son Robert Hall McCormick, also built the Virginia Hotel (# 4) at Rush and Ohio on the site of his home destroyed in the Chicago Fire of 1871.



The Cyrus McCormick Mansion, built for the best-known member of the family between 1875 and 1879, was located across Rush from the McCormick Double House. It was demolished in the 1950s.

In a photograph taken before the Chicago Fire of 1871 destroyed the building, the Leander James McCormick family on the steps of their home at Ohio and Rush Streets. Leander McCormick, Cyrus's brother, is the older man with a beard, while his son, Robert Hall McCormick, is wearing a top hat. The family moved to the McCormick Double House after Robert's marriage.

R. Hall McCormick
Robt. H. McCormick III
R. H. McCormick IV

The McCormick family line: Left: Cyrus McCormick (1809-1884), the family patriarch and president of the McCormick Reaper Works. Right: Leander James McCormick (1819-1900), younger brother to Cyrus McCormick and vice president of the McCormick Reaper Works. Bottom: Family portrait of three generations of the Robert Hall McCormick family. Robert Hall McCormick (1847-1917), Robert Hall McCormick III (1878-1963), and Robert Hall McCormick IV.

elevators, and five blocks south of the future site of the McCormick Double House. This factory produced 450 reapers during its first year. In 1848 Cyrus invited his two brothers Leander James and William Sanderson to come from Virginia to join him in the business as salaried employees. Leander, his family and newborn son Robert Hall McCormick arrived in Chicago in 1849.

Leander took over supervision of the manufacturing portion of the factory, a position he would hold for thirty years. Factory production increased almost every year. By 1855 the plant was producing 2,000 reapers.

Cyrus McCormick began exporting the reaper soon after it won the Grand Prize at the 1851 Crystal Palace Exposition in London. By 1868, the Sanborn insurance map of Chicago shows the factory had expanded across the river to the South side, just opposite the original Works.

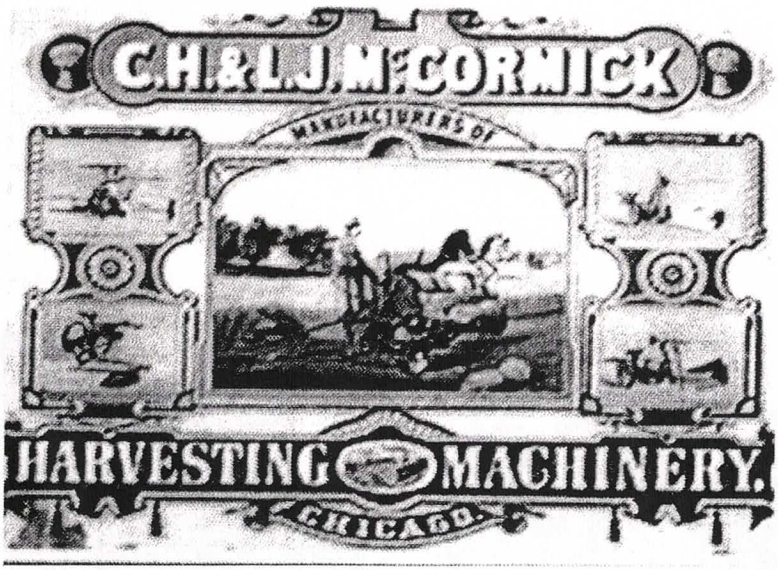
While labor saving, the McCormick reaper was very costly, and often the most expensive item save land or building on the farm itself. Commissioned salesmen with designated territories sold the machines across the country. McCormick was the first to offer a money back guarantee, he advertised heavily in the farm implement magazines and journals of the time, and sold on credit to farmers. If a farmer paid cash, the cost was $115.00, but if sold on credit, a farmer put $30.00 down and the balance of $90.00 was due after the harvest on or before December first.

Because the machine was large and hard to ship, the distribution system relied on the Great Lakes, the major rivers and the Illinois and Michigan Canal until the time the railroad network had penetrated into the hinterlands. A large factory complex in the Lower West Side community area was built to replace the Near North Side factory after its destruction in the Chicago Fire of 1871. The firm merged into International Harvester in 1902. The vast South side factory and ancillary buildings were demolished in the 1950's when International Harvester discontinued its Chicago operations except for the tractor works.

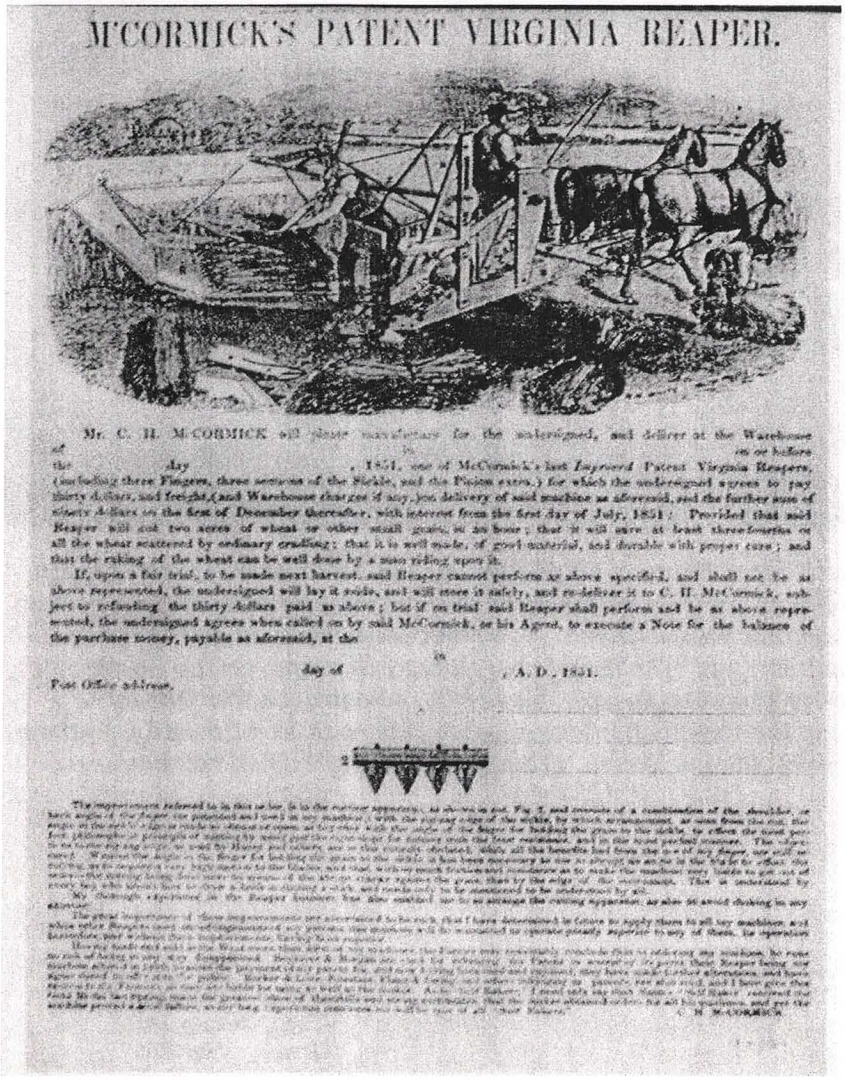
Leander McCormick continued with the firm as it became a partnership in 1859 and was renamed C. H. and L. J. McCormick in 1866 after his brother William Steele died in 1865. Beginning in 1866, frictions developed between the brothers, owing to differences in their overall view of the world, Leander being the more cautious of the two. Throughout the partnership, Cyrus owned 75% of the company, and Leander owned a quarter of the firm.

"From this time [1866] until about a decade later, there were frequent disputes over details of machine construction, the yearly contracts, the admission of partners, the selection of a site for a new plant, the purchase of patent rights, the share of each in the profits arising from their use."

As Robert Hall McCormick was completing his formal education at the University of Chicago in 1874, his father was "anxious that the young man would join the firm as a partner." By this time, Cyrus had married and started a family of his own. He was concerned that his son Cyrus Jr., six years younger than Hall, would also join the company.



The McCormick reaper revolutionized how grain was harvested. Left: The firm advertised in many the farm implement journals of the day. Reapers were sold by commissioned salesmen and McCormick offered a money back guarantee. Bottom: This order blank from 1851 shows a line drawing of the McCormick Reaper. The fine print notes a down payment of $30.00 and the balance due of $90.00 on or after December 1 of that year.

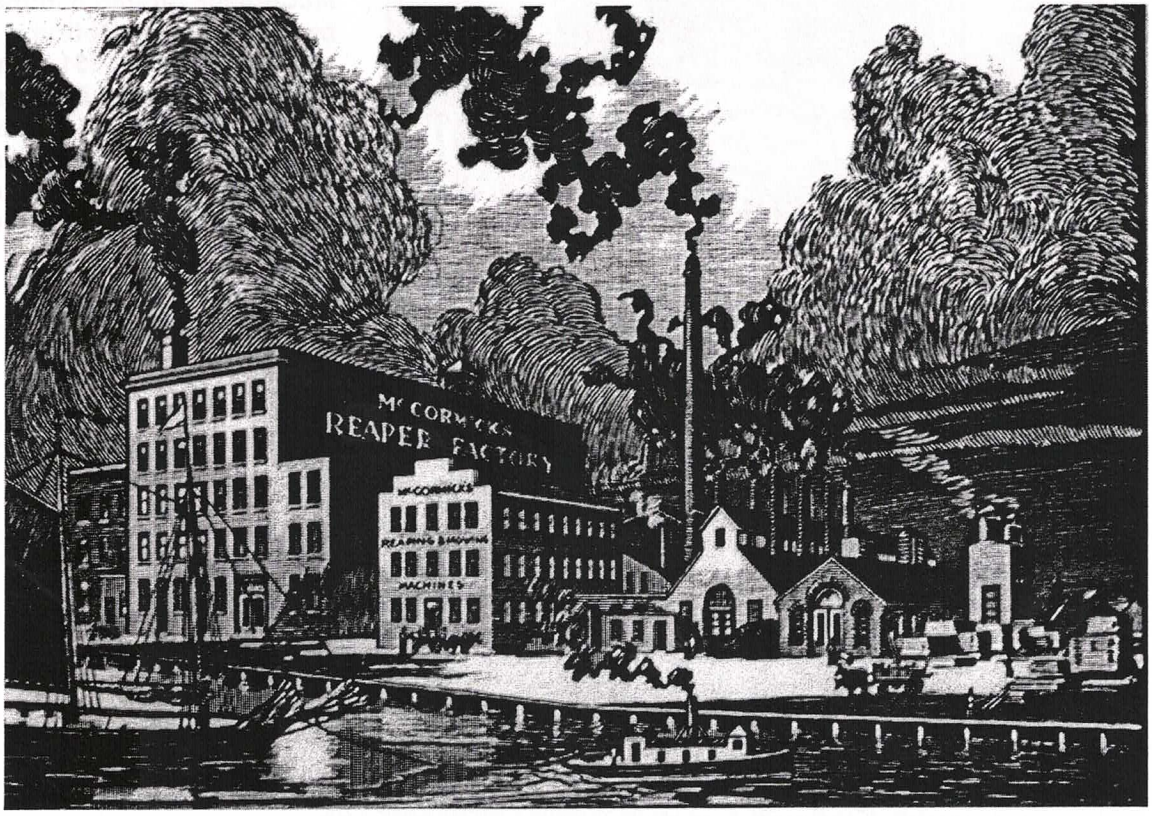


M'CORMICK'S PATENT VIRGINIA REAPER.

Mr. C. H. M'CORMICK will please manufacture for the undersigned, and deliver at the Warehouse of on or before the day , 1851, one of M'Cormick's last *Improved* Patent Virginia Reapers, (including three Fingers, three sections of the Sickle, and the Pinion extra,) for which the undersigned agrees to pay thirty dollars, and freight and Warehouse charges if any, on delivery of said machine as aforesaid, and the further sum of ninety dollars on the first of December thereafter, with interest from the first day of July, 1851: Provided that said Reaper will cut two acres of wheat or other small grain, in an hour; that it will save at least three-fourths of all the wheat scattered by ordinary cradling; that it is well made, of good material, and durable with proper care; and that the raking of the wheat can be well done by a man riding upon it.

If, upon a fair trial, to be made next harvest, said Reaper cannot perform as above specified, and shall not be as above represented, the undersigned will lay it aside, and will store it safely, and re-deliver it to C. H. M'Cormick, subject to refunding the thirty dollars paid as above; but if on trial said Reaper shall perform and be as above represented, the undersigned agrees when called on by said M'Cormick, or his Agent, to execute a Note for the balance of the purchase money, payable as aforesaid, at the in day of , A. D., 1851.

Post Office address.



Originally, the McCormick Reaper Works were located on the North bank of the Chicago River at the foot of Rush Street, just five blocks from the McCormick family houses to the north, including the McCormick Double House. The McCormick Harvesting Company would build an enormous factory at Blue Island and Western Avenues on the South Branch of the Chicago River immediately after the 1871 Fire destroyed this factory complex. The architects of the new reaper factory were Frederick and Edward Baumann, who designed the McCormick Double House. (This factory complex also has been demolished.)

In 1874, a five-year partnership agreement was structured where Leander would own three sixteenths of the firm; Hall would own one sixteenth and Cyrus the remaining seventy five percent. As Hall began work at the firm, Leander began to rely more and more upon his son's judgment in business matters. The conflict was brought to a head at the end of the 1874 five-year agreement. "Cyrus now offered to accept his nephew as a partner if he would agree to stay away from the factory and its office." Leander, made it clear that "if Hall were forced out, he would leave also."

"For the next nine months, the subject of the withdrawal from the business of either Cyrus or Leander was often discussed. Neither would agree to pay the other's price, although in view of the sum for which Leander sold his share of the enterprise about 10 years later, Cyrus would have made an excellent bargain if he had accepted his brother's demands in 1879."

At the April 6 [1880] Company Board meeting, the elder McCormick presented "a letter from Hall McCormick resigning from his position as assistant superintendent" and another from Leander stating he had "decided upon a temporary absence from the duties of my office, for a period of six months or thereabouts" in order to set sail for Europe. Leander remained the nominal Vice President of the firm for almost ten more years, but spent little if any time in the office, instead tending to his real estate interests.

Finally in January 10, 1890, Leander resigned as Vice President of the company and as director. On December 16, 1889 the interests of both Leander and Hall in the business were purchased for about $3,250,000, ending their connection with the McCormick Harvesting Machine Company.

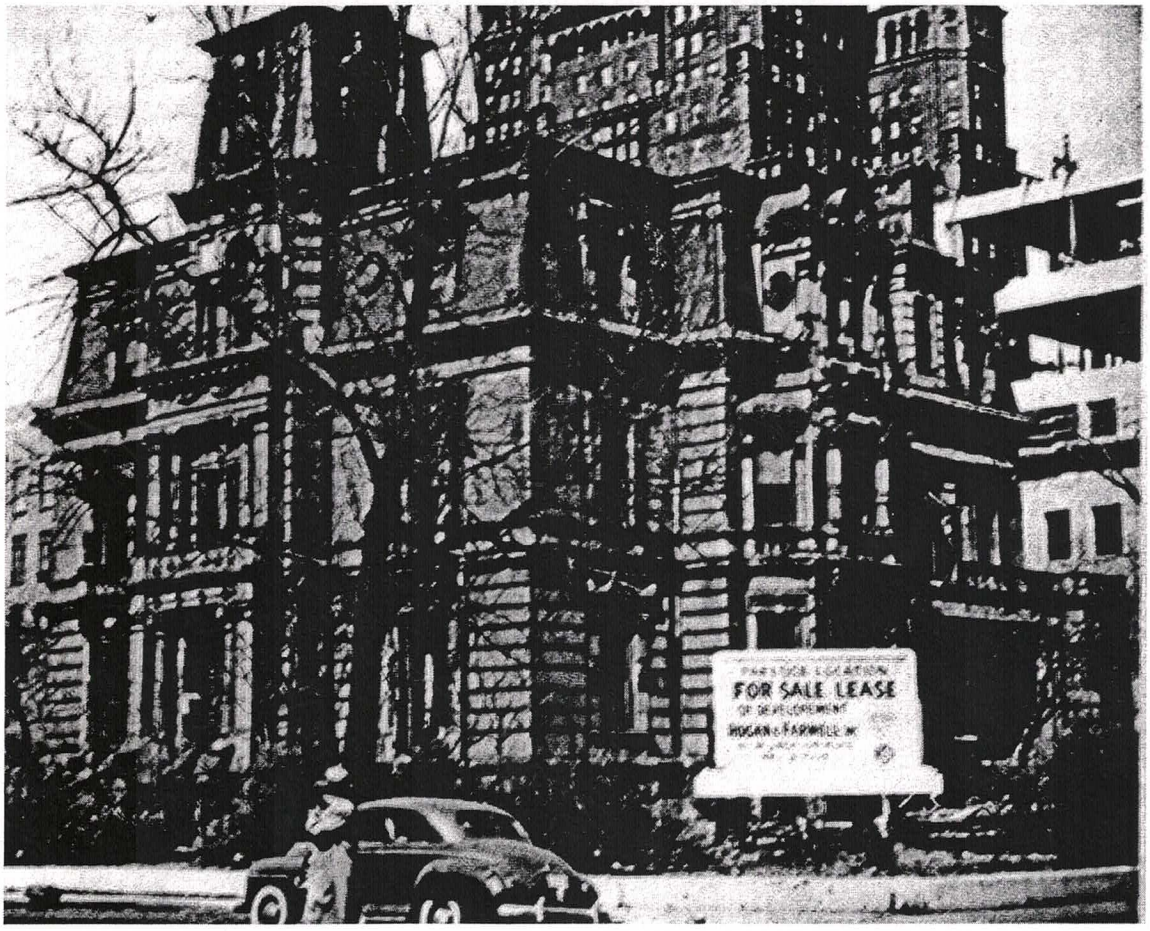
After Hall left the McCormick Harvesting Machine Company in 1880, he began to manage his father's real estate holdings. According to *Chicago and Its Makers*, immediately after the 1871 Fire, both father and son rebuilt on properties they owned in the Loop. They are listed as owning an $80,000 five-story brick building at 61-67 South Water Street. L. J. McCormick built in 1872 on the northwest corner of Wabash and East Lake Streets. This was a five-story building with basement designed by W. W. Boyington. In addition, the Virginia Hotel was built on the site of Leander's home that was destroyed in the Chicago Fire at Rush and East Ohio. The hotel, finished in 1891, had ten stories with basement, on spread foundations and Clinton Warren was the architect. R. Hall McCormick built in 1873 on the northeast corner of North Clark and West Kinzie, a building by W.W. Boyington, on an 80 x 120 lot. None of these buildings survive.

Father and son also owned farmlands near Lake Forest where they built cottages for themselves and other family members. Hall owned a home in Bar Harbor Maine, where he kept his 135-foot yacht.

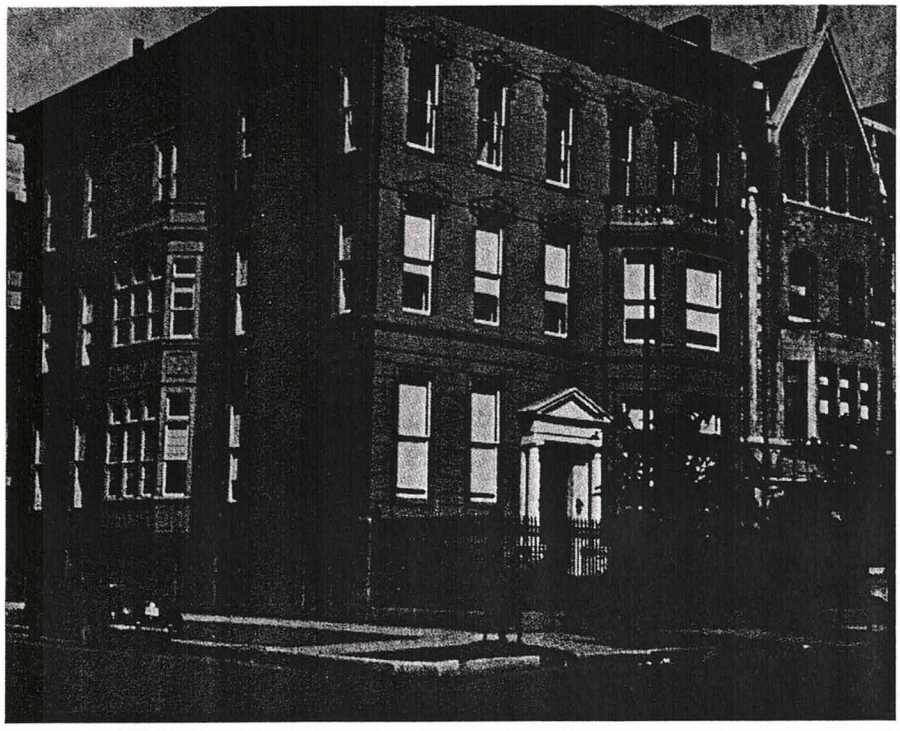
The Leander James McCormick and Robert Hall McCormick branches of the family were not involved with the Chicago Tribune. Colonel Robert Rutherford McCormick's grandfather was William Sanderson McCormick, younger brother of Cyrus and Leander.

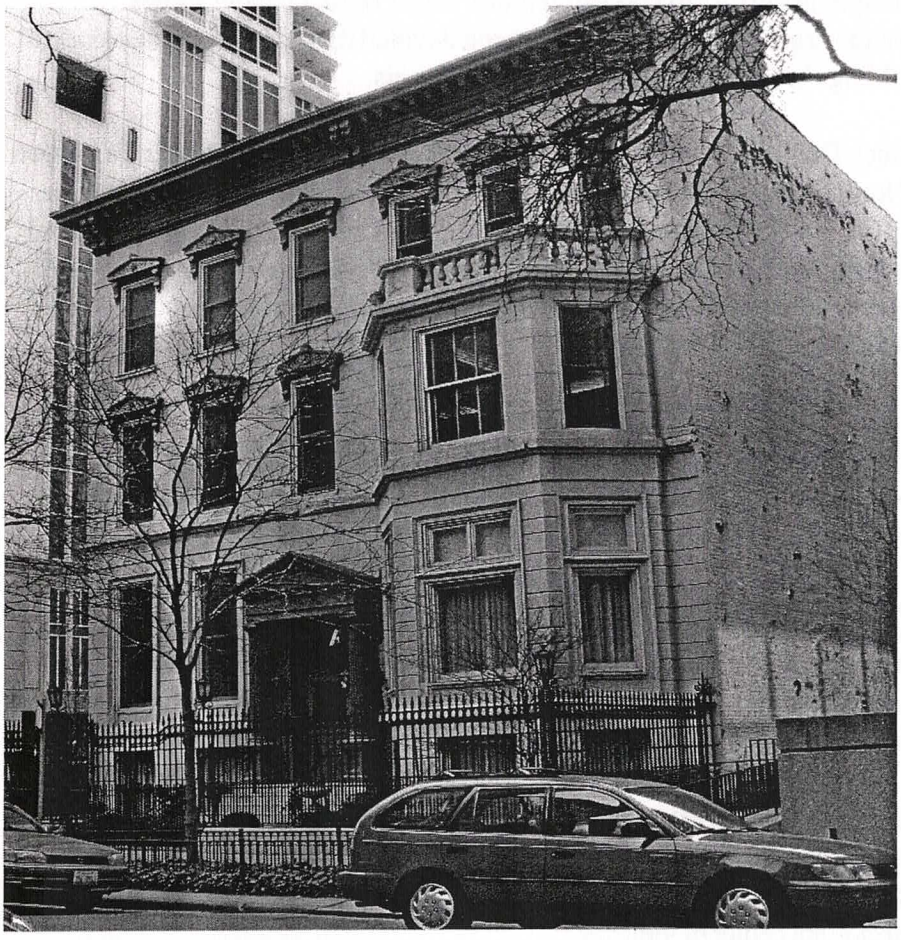
Leander James McCormick died in 1900 and left his son Hall as trustee of his estate. In addition he left his son one third of his real estate holdings. The other two thirds were left to his four daughters.

Robert Hall McCormick died in 1917 in Belair, Georgia. Leander's grandson Robert Hall McCormick III (1878-1963) took over administration of his father's and grandfather's estates in 1909. Robert Hall McCormick III managed the estates as chairman from 1947 until his death in 1963.



The Cyrus McCormick House just before its demolition in the 1950s.





Top: The McCormick Double House in 1950. Above: The house in 2004.

Criteria for Designation

According to the Municipal Code of Chicago (Sect 2-120-620 and -630), the Commission on Chicago Landmarks has the authority to make a preliminary recommendation of landmark designation for a building, structure, object or district if the Commission determines it meets two or more of the stated "criteria for designation," as well as possesses a significant degree of its historic design integrity.

The following should be considered by the Commission on Chicago Landmarks in determining whether to recommend that the McCormick Double House be designated as a Chicago Landmark.

Criterion 1: Critical Part of the City's History

Its value as an example of the architectural, cultural, economic, historic, and social or other aspect of the heritage of the City of Chicago, State of Illinois or the United States.

- The McCormick Double House is one of the few physical reminders of the pioneering McCormick family, early Chicago industrialists who made their fortune with the mechanical reaper in the mid to late 19th century. After 1880, Leander James McCormick and his son Robert Hall McCormick devoted their time to their extensive real estate holdings in the Loop and other parts of Illinois.

- The McCormick Double House is the last intact vestige of "McCormickville," a portion of the Near North Side populated by two generations of the McCormick family. The McCormick Reaper Works, founded by Cyrus Hall McCormick in 1847 was located at the foot of Rush Street on the North side of Chicago River. This firm, an innovative manufacturer of farm implements, had become a household name in this country and eventually around the world, by the time 660 North Rush Street was constructed in 1875.

- The McCormick Double House is a handsome Italianate house built after the Fire of 1871 in response to the 1874 city ordinance that required that "fireproof masonry construction" be built in most of the city's neighborhoods.

Criterion 3: Significant Person

Its identification with a person or persons who significantly contributed to the architectural, cultural, economic, historic, social, or other aspect of the development of the City of Chicago, State of Illinois, or the United States.

- The McCormick family's great invention, the McCormick Reaper, revolutionized the harvesting of wheat and grain worlwide and made the Midwest and the prairie states into the nation's breadbasket. The economic sucess of the Reaper Works made Chicago an important center of industry.

- With the construction of grand homes by Cyrus Hall McCormick and several members of the McCormick family, the Near North neighborhood centered on Rush Street between Ontario and Chicago became known as "McCormickville." Today, the McCormick Double House is the only intact survivor of these homes.

Criterion 4: Important Architecture

Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials or craftsmanship.

- The McCormick Double House is one of the City's handsomest Italianate-style houses. The house retains all of its original form and detail including the exceptional incised stone window heads and intact pressed tin cornice that exemplify the Italianate style as used in Chicago after the Fire of 1871.

- The Italianate style, which was based on the picturesque, classically inspired architecture of Italy, was one of the most popular building styles in Chicago during the 1860s through 1880s. The McCormick Double House is an early, significant example of the style.

Criterion 5: Significant Architect

Its identification as the work of an architect, designer, engineer or builder whose individual work is significant in the history or development of the City of Chicago, the State of Illinois or the United States.

- Frederick and Edward Baumann, one of the early Chicago architectural practices, designed the McCormick Double House. Beginning as a contractor and carpenter, Frederick Baumann used his German technical training to design many of the most prominent post-Fire Loop buildings.

- This double house is one of the few residential projects that still remain by the firm. Most of the firm's buildings were demolished over time to redevelopment. The most significant surviving commercial building built by the Baumann's is the Washington Block, designated as a Chicago Landmark in 1997.

Integrity Criteria

The integrity of the proposed landmark must be preserved in light of its location, design, setting, materials, workmanship and ability to express its historic community, architectural or aesthetic interest or value.

The McCormick Double House has excellent exterior physical integrity, displayed through its setting, scale and overall design. It retains its overall exterior form and most materials and detailing, including exceptional stone detailing, especially the entrance portico and window heads, pressed tin cornice and iron fence. Exterior changes include painted stone and brickwork throughout, replacement windows in most of the windows except some windows on

the two bays. The entrance door and transom have also been replaced. The interior was gutted by a fire in 1968.

Significant Historical and Architectural Detail

Whenever a building, structure, object, or district is under consideration for landmark designation, the Commission on Chicago Landmarks is required to identify the "significant historical and architectural features" of the property. This is done to enable the owners and the public to understand which elements are considered the most important to preserve the historic and architectural character of the proposed landmark.

- All exterior elevations including rooflines of the building, excluding the coach house; and
- the historic portions of the iron fence enclosing the property.

The brick coach house situated at the rear of the building shall be considered non-contributing.

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The Commission is staffed by the
Chicago Department of Planning and Development
33 N. LaSsalle Street, Suite 1600, Chicago, IL 60602

312-744-3200; 744-2958 (TTY)
http://www.cityofchicago.org/landmarks

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